

IN RE: PETITION FOR VARIANCE  
N/S George Avenue, 20' E of  
the c/l of White Avenue  
(222 German Hill Road)  
12th Election District  
7th Councilmanic District  
  
John E. Hampton, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-62-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 222 German Hill Road, located in the vicinity of Gray Manor/North Point in southeastern Baltimore County. The Petition was filed by the owners of the property, John E. and Mary Ann Hampton. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed garage in accordance with the site plan submitted. As noted above, this matter was originally filed through the administrative variance process; however, at the request of a nearby property owner, Arthur Wilson, the matter was scheduled for a public hearing to determine the appropriateness of this request.

Appearing at the public hearing in support of this request was John E. Hampton, property owner. Although a request for public hearing was made by Mr. Wilson, no one appeared in opposition.

Testimony and evidence offered revealed that the subject property consists of .34 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling. Mr. Hampton wishes to construct a two-story garage to the rear of his property in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1. Testimony indicated that

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Date

By

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the proposed garage will be built using a pre-fab construction kit which the Petitioner purchased from 84 Lumber and that the blueprints and building package call for a height that will exceed that permitted by the regulations. The Petitioner testified that his home is a one-story dwelling, with no basement, and that the proposed garage is needed to provide storage space for himself and his family, as well as provide safe parking for the family's vehicles.

There being no adverse comments submitted by any Baltimore County reviewing agency, and no one appeared to offer testimony in opposition to the request, a decision shall be rendered based upon the testimony and evidence contained in the case file.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27<sup>th</sup> day of November, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living

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Date

By

or sleeping quarters, and no kitchen or bathroom facilities.

3) There shall be no commercial use of the subject garage.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

5) Prior to the issuance of any building permits, the Petitioner shall comply with the recommendation made by Mr. Robert W. Bowling, Chief, Developers Engineering Section, dated September 6, 1994, a copy of which has been attached hereto and made a part hereof.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 21, 1994

Mr. John E. Hampton  
222 German Hill Road  
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE  
N/S George Avenue, 20' E of the c/l of White Avenue  
(222 German Hill Road)  
12th Election District - 7th Councilmanic District  
John E. Hampton, et ux - Petitioners  
Case No. 95-62-A

Dear Mr. Hampton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Arthur Wilson  
2423 Meadow Road, Baltimore, Md. 21222

People's Counsel

File

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# Petition for Administrative Variance

75-62-A  
to the Zoning Commissioner of Baltimore County

for the property located at 222 German Hill Rd  
which is presently zoned OR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3; BC22, TO PERMIT

A GARAGE HEIGHT of 19' IN LIEU OF THE ~~PERMITTED~~ PERMITTED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) 1) The garage blueprints and building package that I've purchased

from 84 Lumber will not meet building height requirements.

2) I need a place to park my vehicles

3) The area that is built into this structure will give me the storage I need.

4) The structure will improve the looks and value of my property and surrounding areas.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner,

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Home 282-4385

Work 787-6927

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: 96m

DATE: 8-17-94

ESTIMATED POSTING DATE: 8-28-94

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 67

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 222 German Hill Rd  
address  
Baltimore, Md 21222  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) The garage blueprints and building package that I've purchased from 84 Lumber will not allow me to meet building height requirements
- 2) I need a place to park my vehicles.
- 3) The area that is built into this structure will give me the storage I need.
- 4) The structure will improve the looks and value of my property and surrounding areas.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John E. Hampton  
(signature)  
John E. Hampton  
(type or print name)



\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of JULY, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John E. Hampton

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
date

James A. Cawson  
NOTARY PUBLIC

My Commission Expires: 9/17/95



# Petition for Administrative Variance

95-62-A

to the Zoning Commissioner of Baltimore County

for the property located at 222 German Hill Rd

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3; B.C.2L, to permit

A GARAGE HEIGHT of 19' IN LIEU OF THE PERMITTED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) The garage blueprints and building package that I've purchased from S4 Lumber will not allow me to meet building height requirements.
- 2) I need a place to park my vehicles.
- 3) The area that is built into this structure will give me the storage I need.
- 4) The structure will improve the looks and value of my property and surrounding areas.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

Phone No.

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Home 282-4385

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jim

DATE: 8-17-94

ESTIMATED POSTING DATE: 8-28-94

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on Recycled Paper

ITEM #: 67

ORDER RECEIVED FOR FILING  
Date 8/21/94  
By [Signature]



# EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 222 German Hill Rd  
(address)  
Election District 12 Councilmanic District 7

Beginning at a point on the North side of George Ave (paper st.)  
(north, south, east or west)

which is 20'  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 20' East of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street White Ave (paper st.)  
(name of street)

which is 20' wide. \*Being Lot # 11,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
George a White Plat as recorded in Baltimore County Plat  
(name of subdivision)

Book # 8, Folio # 80, containing

14, 763.000 S.  
(square feet and acres)

67

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 747 Folio 389 and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

93-62-A

District \_\_\_\_\_

Date of Posting \_\_\_\_\_

9/28/94

Posted for: \_\_\_\_\_

Petitioner: \_\_\_\_\_

Location of property: \_\_\_\_\_

222 German Hill Rd, N/S Germant, Ed White Ave

Location of Signs: \_\_\_\_\_

Facing roadway & parking lot, on property being zoned.

Remarks: \_\_\_\_\_

Posted by \_\_\_\_\_

*M. Healey*  
Signature

Date of return: \_\_\_\_\_

9/27/94

Number of Signs: \_\_\_\_\_

1

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# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-82-A

(Item 67)

222 German Hill Road

N/S George Avenue (paper

street), 20' E of of White

Avenue (paper street)

12th Election District

7th Councilmanic

Petitioner(s):

John E. Hampton and

Mary Ann Hampton Stickel

Hearing: Wednesday,

October 19, 1994 at 8:00

a.m. in Rm. 118, Old

Courthouse.

Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/356 Sept. 29.

TOWSON, MD.,

Sept. 30, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 29, 1994.

THE JEFFERSONIAN,

*A. Henrichsen*

LEGAL AD. - TOWSON

~~Publisher~~

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**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-62-17

District: 12th

Date of Posting: 10/22/94

Posted for: Variations

Petitioner: John & Mary Ann Stickel

Location of property: 282 German Hill Rd., N/S

Location of Signs: Facing road way on property being zoned - at  
edge of parking lot

Remarks: \_\_\_\_\_

Posted by: [Signature]  
Signature

Date of return: 10/28/94

Number of Signs: 1

NOT RECORDED



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#67

receipt  
95-62-A

Account: R-001-6150

Number

564

Date

8-17-94

Admin VAR. (010)  
Posting (080)

_____	50.00
_____	35.00
	<hr/>
	85.00

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01A01#0419MICHR  
BA 0003:05PM08-17-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

67

Petitioner:

John Hampton

Location:

222 GERMAN HILL RD. BALD., MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

SAME

ADDRESS:

PHONE NUMBER:

282-4385

MICROFILM

AJ:ggs

(Revised 04/09/93)

Item Number: 67  
Planner: JCM  
Date Filed: 8-17-94

P E T I T I O N   P R O C E S S I N G   F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only        submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- ✓        Owner's signature (need minimum 1 original signature) and/or  
~~printed name and/or address and/or telephone number~~ **ON BACK FORM**
- Contract purchaser's signature (need minimum 1 original  
signature) and/or printed name and/or address
- Signature (need minimum 1 original signature) and/or  
printed name and/or title of person signing for legal  
owner/contract purchaser
- Power of attorney or authorization for person signing for  
legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature)  
and/or printed name and/or address and/or telephone number
- ✓               Notary Public's section is incomplete and/or incorrect  
~~and/or commission has expired~~

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEPTEMBER 23, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic  
Petitioner(s): John E. Hampton and Mary Ann Hampton Stickel

Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.

HEARING: WEDNESDAY, OCTOBER 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: John E. Hampton, et al

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

OCTOBER 21, 1994

NOTICE OF REASSIGNMENT

Former Closing Date: 9/19/94  
Continued from 10/19/94  
CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic  
Petitioner(s): John E. Hampton and Mary Ann Hampton Stickel

Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.

HEARING: WEDNESDAY, NOVEMBER 2, 1994 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON  
DIRECTOR

cc: John E. Hampton and Mary Ann Hampton Stickel  
Arthur Wilson

44102806-11/11/94



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEP. 08 1994

John Hampton and Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

RE: Item No. 67, Case No. 95-62-A  
Petitioner: John Hampton and Mary Ann Hampton Stickel

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 17, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

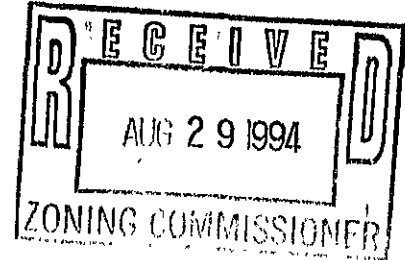
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK:JL:bjs

ZACITEMS.NC/PZONE/ZAC1

*2000/08/30 10:10 AM*

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65,  
67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

**MICROFILMED**





**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-26-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 67

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED  
OCT 11 1994

*Long*  
*11/2*  
*20-62A*

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

September 8, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #67 - Hampton Property  
222 German Hill Road  
Zoning Advisory Committee Meeting of August 29, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

✓  
JLP:DL:sp

c: John E. & Mary A. Hampton

HAMPTON/DEPRM/TXTSBP

**RECEIVED**  
SEP 12 1994

**ZADM**

*20-62A*

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: September 6, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 6, 1994  
Item No. 67

The Developers Engineering Section has reviewed the subject zoning item. This proposed building would be located within the 100-year flood plain, as shown on the plat. Per Department of Public Works, Design Manual, Standard Plate D-19, "the rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard."

RWB:sw

ORDER RECEIVED FOR FILING

Date

By

RECEIVED  
SEP 14 1994

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John Hampton and Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

Re: CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

**MICROFILMED**





Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 15, 1994

(410) 887-4386

Mr. John E. Hampton  
Mrs. Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance  
Case No. 95-62-A  
222 German Hill Road

Dear Mr. Hampton and Mrs. Stickel:

This is in reference to the above captioned matter which you have filed for the above property.

The Petition has come before me for a decision in accordance with the applicable provisions of the Baltimore County Code and Baltimore County Zoning Regulations. Although there has been no community opposition expressed to the construction of the proposed garage, a recommendation has been made to me by the Developers Engineering Section of the Department of Public Works. That comment, a copy of which is enclosed hereto, indicates that the proposed garage is shown on the site plan as located within the 100 year flood plain. As such, a denial of the variance is recommended.

Under these circumstances, I cannot approve the request for the Petition for Administrative Variance which you have filed. Although I would permit a variance to allow the garage height to be 19 ft. in lieu of the required 15 ft., the location as shown on the plat to accompany the Petition is impermissible.

Kindly advise whether you wish to amend the plat by relocating the garage outside of the flood plain area. If so, I will favorably review the Petition for Variance.

Kindly contact me within 10 days from the date of this letter to advise of your decision in this regard. If I do not hear from you within that time, I will assume that you are not interested or unable to relocate the subject garage building.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED

*Mr. Matichum  
called, he lives  
nearby, he objects  
I told him  
we'd set  
for hearing  
9/19  
I called  
Petitioner  
advised  
9/20*



9/16/94  
to file

2423 M. Caton Ave  
Balto Md 21222  
Sept 14, 1994

Dear Sir:

4577-94

I am writing about a zoning  
Case 95-62A.

They also want a special building  
garage and the use of our  
back yard to be the entrance.  
There has been lots of trouble  
about us using the road leading  
to my property. The neighbors  
on our street each gave the right  
of way as private for us only.  
I apposed the permit.

Yours Truly  
Arthur Wilson

RECEIVED

SEP 15 1994

ZADM

WILSON, ARTHUR

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

John E Hampton

ADDRESS

222 German Hill Rd



Printed with Soybean Ink  
on Recycled Paper

RECEIVED  
JAN 10 2009

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 222 German Hill Rd

see pages 3 & 6 of the CHECKLIST for additional required information

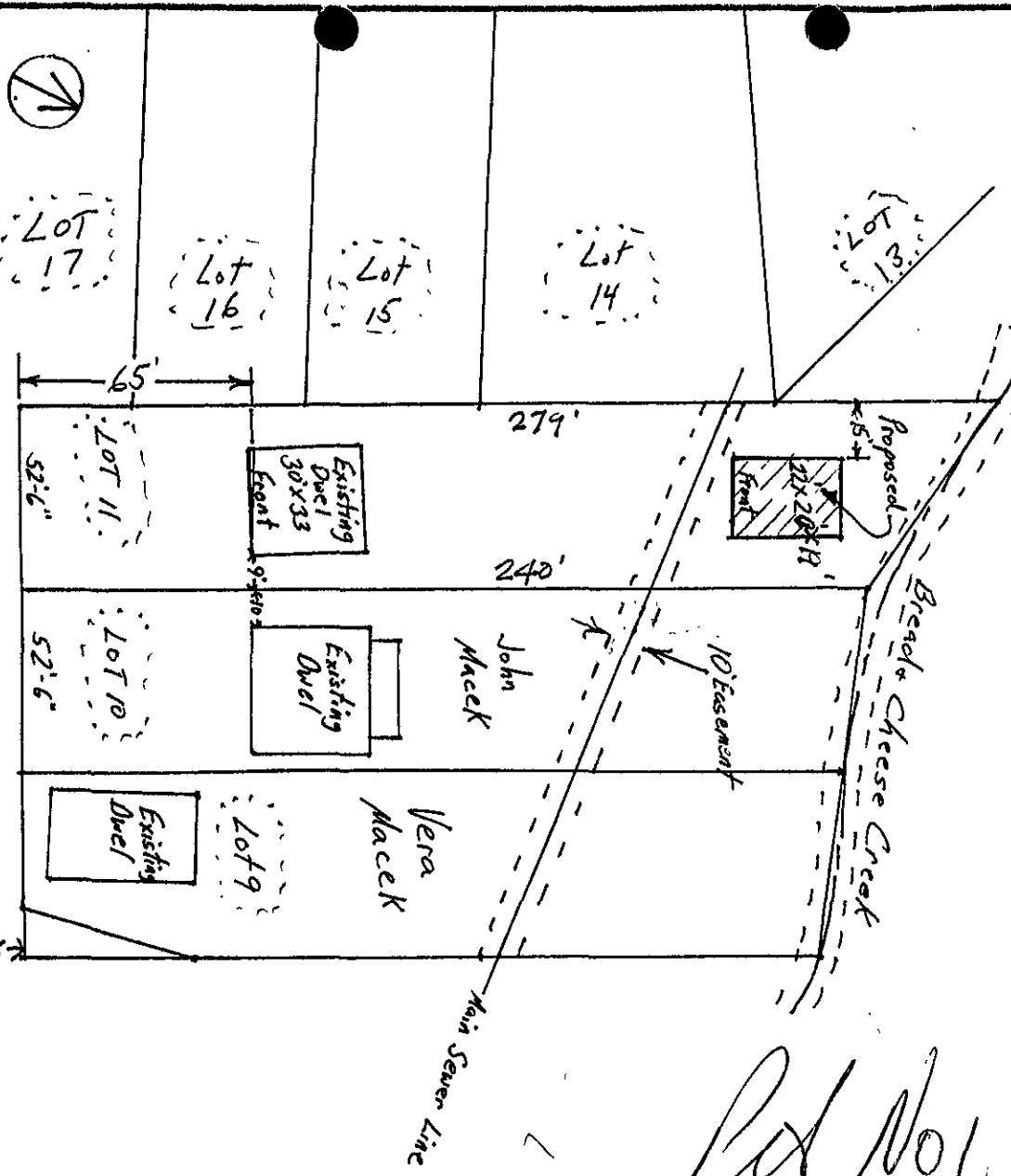
Subdivision name: George White

Plat book#           , folio#           , lot#           , section#           

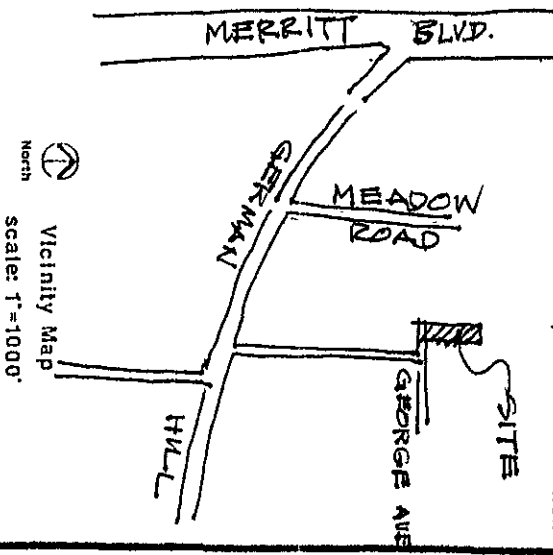
95-62-A

OWNER: John E Hampton & Mary Ann Sticker Hampton

*Ref No 1*



North  
date: 8/2/94  
prepared by: John Hampton  
Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 12  
Councilmanic District: 7

1"=200' scale map#: SE 2F  
Zoning: DR 5.5 14 713  
Lot size: 34 13648  
acreage square feet

SEWER: ☒ public ☐ private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: none

## Zoning Office USE ONLY!

reviewed by: JAM ITEM #: 61 CASE#:

MICROFILMED



NW Corner  
of E

U9

95-62-A



West side  
elevation.



Front elevation.



Proposed site-  
near yard.

MICROFILMED



# Hearing Officer Hearings Schedule

## NOTICE OF POSTPONEMENT

CASE NUMBER: XI-701  
PETITIONER(S): THOMASLAND GOLF FACILITY (HUDNET)

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO BE HEARD ON SEPTEMBER 14, 1994, HAS BEEN POSTPONED AT THE REQUEST OF JOHN B. GONTRUM, ATTORNEY FOR PETITIONERS/DEVELOPER.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

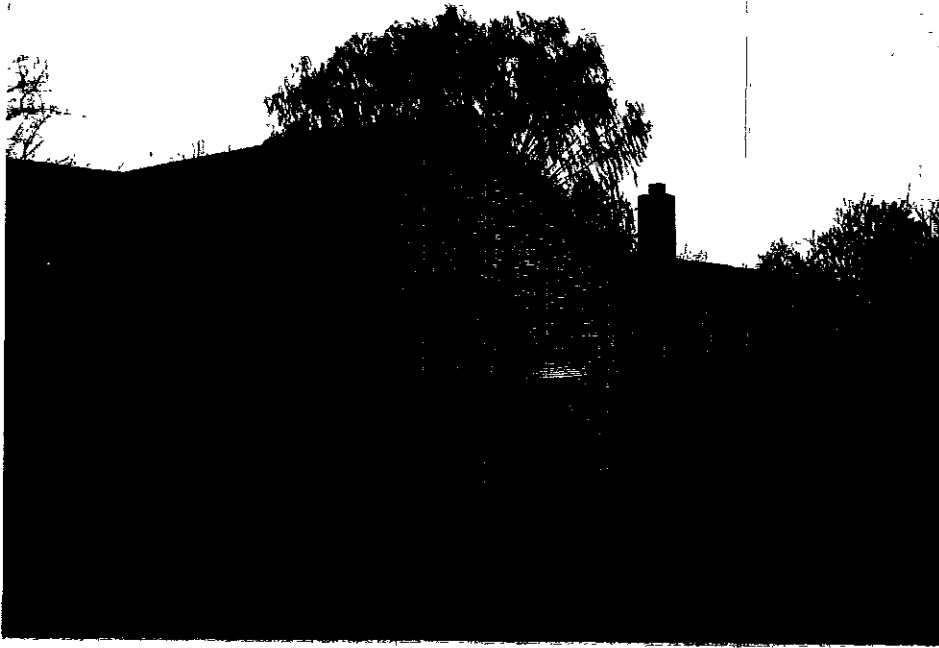
A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: John B. Gontrum, Esq.



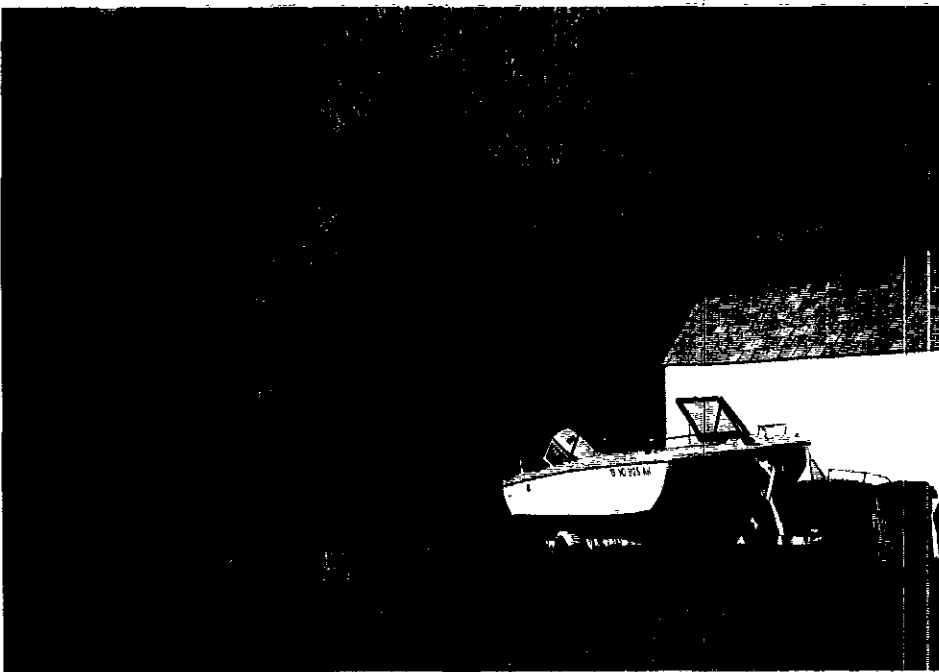
95-62-A



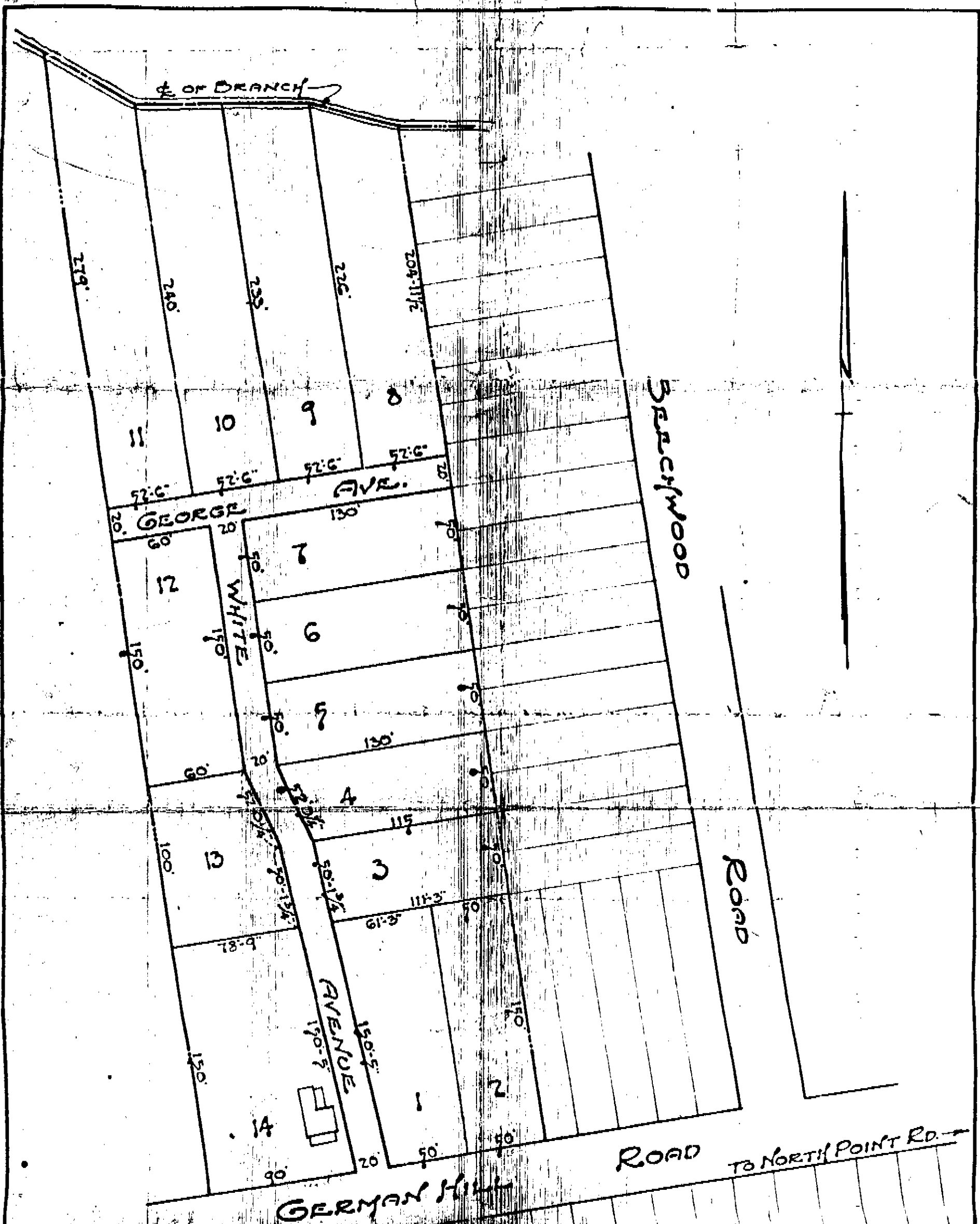
East side elevation



Rear elevation.



WILSON



TO BALTIMORE

PROPERTY OF  
GEORGE A. WHITE

REVISED 3-4-27

SCALE 1"=60'

LOCATED IN  
12TH DIST. OF BALT. CO.

Sutton-Britcher & Co.  
Surveyors & Civil Engrs.  
Balt. June 28-1916.





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
NORTH POINT  
GRAY MANOR

SHEET  
MICROFILMED  
S.E.  
2-F

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

95-62-A



IN RE: PETITION FOR VARIANCE  
N/S George Avenue, 20' E of  
the c/l of White Avenue  
(222 German Hill Road)  
12th Election District  
7th Councilmanic District  
John E. Hampton, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-62-A  
\*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 222 German Hill Road, located in the vicinity of Gray Manor/North Point in southeast-ern Baltimore County. The Petition was filed by the owners of the prop-erty, John E. and Mary Ann Hampton. The Petitioners seek relief from Sec-tion 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed garage in accordance with the site plan submitted. As noted above, this matter was originally filed through the administra-tive variance process; however, at the request of a nearby property owner, Arthur Wilson, the matter was scheduled for a public hearing to determine the appropriateness of this request.

Appearing at the public hearing in support of this request was John E. Hampton, property owner. Although a request for public hearing was made by Mr. Wilson, no one appeared in opposition.

Testimony and evidence offered revealed that the subject property consists of .34 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling. Mr. Hampton wishes to construct a two-story garage to the rear of his property in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1. Testimony indicated that

the proposed garage will be built using a pre-fab construction kit which the Petitioner purchased from 84 Lumber and that the blueprints and build-ing package call for a height that will exceed that permitted by the regu-lations. The Petitioner testified that his home is a one-story dwelling, with no basement, and that the proposed garage is needed to provide stor-age space for himself and his family, as well as provide safe parking for the family's vehicles.

There being no adverse comments submitted by any Baltimore County reviewing agency, and no one appeared to offer testimony in opposition to the request, a decision shall be rendered based upon the testimony and evidence contained in the case file.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

- 2 -

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or struc-ture which is the subject of this variance request and that the require-ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the pub-lic health, safety or general welfare. Further, the granting of the Peti-tioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of November, 1994 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 19 feet in lieu of the maximum permitted 15 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANT-ED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-ceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living

- 3 -

- or sleeping quarters, and no kitchen or bathroom facil-ities.
- 3) There shall be no commercial use of the subject garage.
  - 4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforce-ment Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
  - 5) Prior to the issuance of any building permits, the Petitioner shall comply with the recommendation made by Mr. Robert W. Bowling, Chief, Developers Engi-neering Section, dated September 6, 1994, a copy of which has been attached hereto and made a part hereof.
  - 6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotosco  
TIMOTHY M. KOTOSCO  
Deputy Zoning Commissioner  
for Baltimore County

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

November 21, 1994

(410) 887-4386

Mr. John E. Hampton  
222 German Hill Road  
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE  
N/S George Avenue, 20' E of the c/l of White Avenue  
(222 German Hill Road)  
12th Election District - 7th Councilmanic District  
John E. Hampton, et ux - Petitioners  
Case No. 95-62-A

Dear Mr. Hampton:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotosco  
TIMOTHY M. KOTOSCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Arthur Wilson  
2423 Meadow Road, Baltimore, Md. 21222

People's Counsel

File



Petition for Administrative Variance  
95-62-A  
to the Zoning Commissioner of Baltimore County  
for the property located at 222 German Hill Rd  
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, B.C.Z.R., to permit  
A GARAGE HEIGHT OF 19' IN LIEU OF THE PERMITTED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)  
1) The garage blueprint and building package that I've purchased from 84 Lumber will not allow me to meet building height requirements.  
2) I need a place to park my vehicles.  
3) The area that's built into this structure will give me the storage I need.  
4) The structure will improve the looks and value of my property and surrounding areas.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor

Type or Print Name

Signature

Address

City

State

Zip Code

Type or Print Name

Signature

Address

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Phone No.

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 9/17/94  
Posted for: Variance  
Petitioner: John E. Hampton and Mary Ann Hampton Stickel  
Location of property: 222 German Hill Rd., N/S George Ave., 20' E of c/l White Avenue (paper street)  
Location of Signs: 12th Election District - 7th Councilmanic  
Remarks: Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.  
Posted by: Arnold Jablon  
Number of Signs: 1 Date of return: 9/17/94

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 30, 1994  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 27, 1994.

THE JEFFERSONIAN,

A. Henriksen  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:00 a.m. on Wednesday, October 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse, Towson, Maryland 21204 as follows:  
Case #95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic  
Petitioner(s): John E. Hampton and Mary Ann Hampton Stickel  
Hearing: Wednesday, October 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse.  
Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.  
(2) For information concerning the fee and/or hearing, please call 887-3391.  
(3) For information concerning the fee and/or hearing, please call 887-3391.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 9/17/94  
Posted for: Variance  
Petitioner: John E. Hampton and Mary Ann Hampton Stickel  
Location of property: 222 German Hill Rd., N/S George Ave., 20' E of c/l White Avenue (paper street)  
Location of Signs: 12th Election District - 7th Councilmanic  
Remarks: Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.  
Posted by: Arnold Jablon  
Number of Signs: 1 Date of return: 9/17/94

#67 receipt  
95-62-A  
Date: 8-17-94  
Admin VAR. (010) 50.00  
Posting (050) 35.00  
85.00  
Account: R-001-6150  
Number: JCM  
Please Make Checks Payable To: Baltimore County  
01A01W0419M1CHRC  
86 C003:05PH08-17-94  
\$85.00  
Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 67  
Petitioner: John Hampton  
Location: 222 GERMAN HILL RD BALD, MD 21222  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: SAME  
ADDRESS: SAME  
PHONE NUMBER: 282-4385  
AJ:ggs  
(Revised 04/09/93)

Item Number: 67  
Planner: JCM  
Date Filed: 8-17-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney  
The following information is missing:  
Descriptions, including accurate beginning point  
Actual address of property  
Zoning  
Acreage  
Plats (need 12, only submitted)  
200 scale zoning map with property outlined  
Election district  
Councilmanic district  
BCZR section information and/or wording  
Hardship/practical difficulty information  
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number ON BACK FORM  
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address  
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser  
Power of attorney or authorization for person signing for legal owner and/or contract purchaser  
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number  
Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TWT/SOPH)  
11/17/93

111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:00 a.m. on Wednesday, October 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic  
Petitioner(s): John E. Hampton and Mary Ann Hampton Stickel

Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.

HEARING: WEDNESDAY, OCTOBER 19, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: John E. Hampton, et al

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FEE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

OCTOBER 21, 1994

NOTICE OF REASSIGNMENT

Former Closing Date: 9/19/94  
Continued from 10/19/94  
CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
N/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic  
Petitioner(s): John E. Hampton and Mary Ann Hampton Stickel

Variance to permit a garage height of 19 feet in lieu of the permitted 15 feet.

HEARING: WEDNESDAY, NOVEMBER 2, 1994 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Arnold Jablon  
Director

cc: John E. Hampton and Mary Ann Hampton Stickel  
Arthur Wilson

111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

John Hampton and Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

RE: Item No. 67, Case No. 95-62-A  
Petitioner: John Hampton and Mary Ann Hampton Stickel

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 17, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby assumed zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: August 29, 1994  
FROM: Pat Keller, Director  
Office of Planning and Zoning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Gary L. Verno

PK:JL:bjs

ZACITEMS.NC/PZONE/ZAC1





700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65, 67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File

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Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 67

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

for David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

September 8, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, *JP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #67 - Hampton Property  
222 German Hill Road  
Zoning Advisory Committee Meeting of August 29, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:DL:sp

cc: John E. & Mary A. Hampton

HAMPTON/DEPRM/TXTSBP

RECEIVED  
SEP 12 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 6, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for September 6, 1994  
Item No. 67

The Developers Engineering Section has reviewed the subject zoning item. This proposed building would be located within the 100-year flood plain, as shown on the plat. Per Department of Public Works, Design Manual, Standard Plate D-19, "the rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard."

RWB:sw

ORDER RECEIVED FOR FILING  
Date 10/2/94  
By REP



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: John Hampton and Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

RE: CASE NUMBER: 95-62-A (Item 67)  
222 German Hill Road  
W/S George Avenue (paper street), 20' E of c/l White Avenue (paper street)  
12th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact *my* with this office regarding the status of this case should *refuse* the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

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on Recycled Paper



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 15, 1994

(410) 887-4386

Mr. John E. Hampton  
Mrs. Mary Ann Hampton Stickel  
222 German Hill Road  
Baltimore, Maryland 21222

RE: Petition for Administrative Zoning Variance  
Case No. 95-62-A  
222 German Hill Road

Dear Mr. Hampton and Mrs. Stickel:

This is in reference to the above captioned matter which you have filed for the above property.

The Petition has come before me for a decision in accordance with the applicable provisions of the Baltimore County Code and Baltimore County Zoning Regulations. Although there has been no community opposition expressed to the construction of the proposed garage, a recommendation has been made to me by the Developers Engineering Section of the Department of Public Works. That comment, a copy of which is enclosed hereto, indicates that the proposed garage is shown on the site plan as located within the 100 year flood plain. As such, a denial of the variance is recommended.

Under these circumstances, I cannot approve the request for the Petition for Administrative Variance which you have filed. Although I would permit a variance to allow the garage height to be 19 ft. in lieu of the required 15 ft., the location as shown on the plat to accompany the Petition is impermissible.

Kindly advise whether you wish to amend the plat by relocating the garage outside of the flood plain area. If so, I will favorably review the Petition for Variance.

Kindly contact me within 10 days from the date of this letter to advise of your decision in this regard. If I do not hear from you within that time, I will assume that you are not interested or unable to relocate the subject garage building.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

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9/16/94  
TO: *62*  
FILE  
2423 *Mrs. Hampton*  
Baltimore MD 21222  
Sept 14, 1994  
4577-94

Dear Sir:  
I am writing about a zoning Case 95-62-A.  
They also want a special building for a garage and the use of our back yard to be the entrance. There has been lots of trouble about us using the road leading to my property. The neighbors on our street have given the right of way as private for us only. I appreciate the permit.

*John E. Hampton*  
John E. Hampton

RECEIVED  
SEP 15 1994  
ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*John E. Hampton*

ADDRESS  
*222 German Hill Rd*

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on Recycled Paper







95-62-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT GRAY MANOR	S.E. 2-F
DATE OF PHOTOGRAPHY JANUARY 1986		